150.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	750,000 / 750,000
					USE VALUE:	750,000 / 750,000
					ASSESSED:	750,000 / 750,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
136		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNOW ROBERT E JR--ETAL	
Owner 2:	SNOW-WALSH VERONICA	
Owner 3:		
Street 1:	136 ROBBINS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,791 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 1764 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4791.000	299,000		451,000	750,000
Total Card	0.110	299,000		451,000	750,000
Total Parcel	0.110	299,000		451,000	750,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.17 | /Parcel: 425.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	99002
GIS Ref	
GIS Ref	
Insp Date	02/24/18

!11736!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	299,000	0	4,791.	451,000	750,000	750,000	Year End Roll	12/18/2019
2019	101	FV	237,600	0	4,791.	422,800	660,400	660,400	Year End Roll	1/3/2019
2018	101	FV	237,600	0	4,791.	349,500	587,100	587,100	Year End Roll	12/20/2017
2017	101	FV	237,600	0	4,791.	321,300	558,900	558,900	Year End Roll	1/3/2017
2016	101	FV	237,600	0	4,791.	293,100	530,700	530,700	Year End	1/4/2016
2015	101	FV	223,700	0	4,791.	287,500	511,200	511,200	Year End Roll	12/11/2014
2014	101	FV	223,700	0	4,791.	267,200	490,900	490,900	Year End Roll	12/16/2013
2013	101	FV	223,700	0	4,791.	254,200	477,900	477,900		12/13/2012

PRINT

Date	Time
12/11/20	01:52:29

LAST REV

Date	Time
03/27/18	09:36:16
apro	
11736	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19517-037		12/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	99002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2015	549	Re-Roof	11,685					

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
6/4/2015	Permit Insp	PC	PHIL C
10/29/2008	Meas/Inspect	189	PATRIOT
5/13/2000	Inspected	270	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4791		Sq. Ft.	Site		0	80.	1.18	9									450,983						451,000	

Total AC/HA:	0.10999	Total SF/SM:	4791	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	450,983	Spl Credit		Total:	451,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24523807
Const Adj.:	0.99495000
Adj $ / SQ:	161.063
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406273
Depreciation:	107256
Depreciated Total:	299017

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

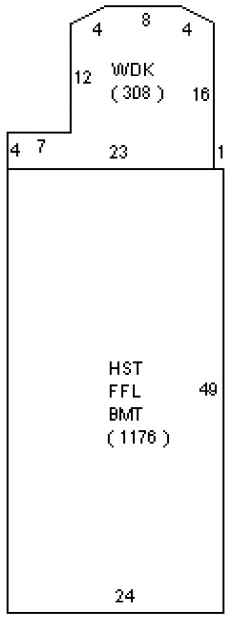
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.06
Special Features:	0	Val/Su Net:	92.06
Final Total:	299000	Val/Su SzAd	169.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	48.320	56,823
FFL	First Floor	1,176	161.060	189,411
HST	Half Story	588	161.060	94,705
WDK	Deck	308	9.200	2,834

Net Sketched Area:	3,248			Total:	343,773
Size Ad	1764	Gross Are	3836	FinArea	1764

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	